



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### CONSENT MINUTES

### NOVEMBER 27, 2019

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

Anthony Grumbine, *Chair*  
Steve Hausz, *Vice Chair*  
Michael Drury  
Wendy Edmunds  
Ed Lenvik  
Bill Mahan  
Wayne Nemec  
Robert Ooley  
Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** Sheila Lodge

#### STAFF:

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Nicole Hernandez, Urban Historian  
Pilar Plummer, Planning Technician  
Heidi Reidel, Commission Secretary

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#### ATTENDANCE

Members present: Mahan and Grumbine (Item A)

Staff present: Plummer

#### NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

##### **A. 520 PLAZA RUBIO**

Assessor's Parcel Number: 025-281-003

Zone: RS-15

Application Number: PLN2019-00420

Applicant: Peter & Molly Sorensen, Owners

(The Post-World War II, Spanish Colonial Revival style residence, designed by R. B. Nelson is a designated Structure of Merit. Proposal for minor improvements to the front façade of the residence, consisting of removing the existing double-hung bedroom window and grill facing Plaza Rubio Street and replacing with recessed French Doors and a wrought iron Juliet balcony. Improvements include revising the gable vent from circular louvered metal to a cruciform pattern of square stucco, and installing a recessed light fixture above the French Doors.)

**Project Design Approval and Final Approval are requested. Neighborhood Preservation Ordinance and Structure of Merit findings are required.**

#### **Continue two weeks with comments:**

1. Identify the true grade under the Juliet Balcony doors.
2. For the wrought iron railing, study incorporating a decorative scroll at center with spherical finial at the top.

**REVIEW AFTER FINAL APPROVAL****B. 21 E CANON PERDIDO ST**

Assessor's Parcel Number: 039-322-038  
Zone: C-G  
Application Number: PLN2018-00426  
Owner: R&M El Centro Bldg, Asp: Tony Berti  
Applicant: Anacapa Architecture  
Contractor: Skyline Construction  
Engineer: Windward Engineering

(The El Centro Building constructed in 1927 and designed by Edwards Plunkett and Howell is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal to replace selected windows and doors, install skylights, and construct exterior accessibility improvements. Additional improvements include new mechanical rooftop screening, exterior lighting for mechanical maintenance at the rooftop, permitting of an existing unpermitted trash enclosure, and permitting of unpermitted USPS Mailboxes. Project will address violations listed in ENF2018-00341.)

**Review After Final is requested for the mechanical rooftop screening, associated exterior lighting for mechanical maintenance doors at the rooftop, replacement of infilled original building openings with windows and doors, permitting of an unpermitted trash enclosure with associated accessibility improvements, permitting of unpermitted USPS mailboxes, and building paint colors. Historic Resource findings are required. Review After Final request was last reviewed on November 13, 2019.**

**Approval of Review After Final with the following finding as required for Historic Resources in section 22.22.037 of the Municipal Code: the proposed alteration will not substantially and adversely alter the structure's appearance or remove a character-defining feature of the structure, site or natural feature.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 403 LOMA ALTA DR**

Assessor's Parcel Number: 035-243-002  
Zone: RS-15  
Application Number: PLN2016-00245  
Owner: Britton L Jewett  
Applicant: Misael Contreras, Studio 7

(The Carl Oscar Borg House, constructed in 1918 in the Mission-Pueblo Revival style, is a designated City Landmark. Proposal for a new detached 465 square foot, two-car garage, to be constructed in the secondary front yard. The project includes replacement of the existing driveway, new fencing, site steps, and 155 cubic yards of grading to be exported off-site. The proposed total of 2,763 square feet of development on a 23,187 square foot parcel in the Hillside Design District is 59% of the guideline maximum floor-to-lot area ratio (FAR).)

**Project Design Approval and Final Approval are requested. Project requires compliance with Staff Hearing Officer Resolution No. 011-19. Neighborhood Preservation Ordinance and Landmark findings are required. Project was last reviewed on October, 4 2017.**

**Project Design Approval and Final Approval with the following findings and conditions:**

1. The metal roof and coping on the parapet will be zinc and left natural.
2. The Sail Cloth color for the exterior plaster is acceptable as submitted.
3. As required for Landmarks in section 22.22.080 of the Municipal Code, the exterior alterations are being made primarily for the purposes of restoring the Landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.
4. The Neighborhood Preservation Ordinance criteria have been met as required in section 22.69.050 of the Municipal Code:
  - a. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
  - b. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
  - c. Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
  - d. Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.
  - e. Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.
  - f. Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
  - g. Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

**FINAL APPROVAL****D. 532 E SOLA ST**

Assessor's Parcel Number: 029-091-008  
Zone: R-2  
Application Number: PLN2018-00672  
Owner: Jakob Bogenberger & Susan Swift  
Applicant: Arketype Architects Inc.

(The Spanish Colonial Revival residence is on the City's List of Potential Historic Resources as it is contributing to the potential Bungalow Haven Historic District. Proposal for a remodel and additions to the one-story 1,861 square foot residence, including demolition of 36 square feet off an existing porch at the driveway side yard and 310 square feet at the rear living area to accommodate a rear 347 square foot first floor addition, and a 438 square foot accessory dwelling unit in the partial basement. Site improvements include new deck area, reconstruction of the front patio trellis, remodel of the existing garage, fencing, and a new swimming pool. The proposed total of 1,932 square feet on a 6,250 square foot lot is 70% of the maximum floor-to-lot area ratio.)

**Final Approval is requested. Project was last reviewed on September 4, 2019.**

**Final Approval with the condition that the building body be painted the Bordeaux Red color. Certificate of Occupancy shall not be issued until a member of the HLC has inspected that the building paint color, matches the approved Bordeaux Red.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****E. 705 & 707 DE LA VINA ST**

Assessor's Parcel Number: 037-081-014  
Zone: R-M  
Application Number: PLN2019-00463  
Owner: Jessica Rose Greco  
Applicant: Native Son Design Studio

(The National style duplex building, constructed circa 1875, is on the City's List of Potential Historic Resources as a contributing property to the potential Lower De La Vina Historic District. Proposal for improvements and an interior remodel to the front historic duplex, consisting of demolishing the unpermitted enclosed porch, constructing a 390 square foot addition off the front of the building, and adding a new 124 square foot porch entry. Project includes demolishing two sheds that encroach in the required interior setback, and permitting the as-built wood deck at the rear of the detached cottage unit, which will be partially demolished to comply with the interior setback.)

**Project Design Approval and Final Approval are requested. Historic Resource findings are required. Project was last reviewed on November 13, 2019.**

**Project Design Approval and Final Approval with the following finding as required for Historic Resources in section 22.22.037 of the Municipal Code: the proposed alteration will not substantially and adversely alter the structure's appearance or remove a character-defining feature of the structure, site or natural feature.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****F. 630 STATE ST**

Assessor's Parcel Number: 037-132-027  
Zone: M-C  
Application Number: PLN2019-00566  
Owner: 630 State Street, LLC  
Applicant: Sherry & Associates, Architects Inc.

(Proposal for minor exterior tenant improvements to an existing commercial building located in El Pueblo Viejo Landmark District, consisting of removal of two existing doors at the south property line, and infilling the openings to match the building. Project will address violations listed in ENF2018-01124 as it relates to the as-built conversion of a commercial building interior from restaurant to office space.)

**Project Design Approval and Final Approval are requested.**

**Project Design Approval and Final Approval as submitted.**